



Haverhill

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JUL 21 2016

Conservation
Department

Economic Development and Planning

Conservation Department

Phone: 978-374-2334 Fax: 978-374-2366

rmoores@cityofhaverhill.com

conservation@cityofhaverhill.com

MUNICIPAL ORDINANCE - CHAPTER 253 REQUEST FOR DETERMINATION OF APPLICABILITY (RDA) APPLICATION CHECKLIST

APPLICANT Randy R. Haggar
PROPERTY OWNER Randy R. Haggar
REPRESENTATIVE N/a
LOCATION (STREET ADDRESS) 68 Old Yankee Road
ASSESSOR'S MAP(S) 573 BLOCK(S) 6 LOT(S) 6B

- ☒ A completed Form 1
- ☒ An 8½" x 11" section of the USGS quadrangle with property clearly identified
- ☒ An appropriately sized section of the Assessor's map clearly identifying the property and all other properties within 100' of the property
- ☒ Plans and calculations clearly describing the location and nature of the work
- ☒ Application Agreement
- ☐ Other: _____

I, Randy R Haggar, hereby certify that eleven (11) copies (except as noted)
(NAME OF APPLICANT)
of the above information and the City's share of the filing fee have been submitted to the Haverhill
Conservation Commission. (Checks should be made out to the City of Haverhill).

Signed: T. Haggar
(APPLICANT)

7/21/16
(DATE)

7/21/2016

Randy & Jennifer Haggar
68 Old Yankee Road
Haverhill, Massachusetts 01832

City of Haverhill
Conservation Commission
4 Summer Street
Haverhill, Massachusetts 01832

Dear Sir or Madam:

I am writing to you regarding an application for a "Request for Determination of Applicability" to construct a 26x32' attached garage at my property located at 68 Old Yankee Road. The building of such structure would encroach approximately 22 feet into the 50' no build conservation zone.

I request this to continue to provide my wife's aging parent with a means of enabling herself to have security, companionship and live comfortably independently, yet within reach of assistance of family. In January of 2016, I received a special permit to construct an accessory apartment within my residence to allow my mother in law to move in with my wife and I, as she recently suffered the loss of her husband. The in-law suite is utilized for the care of my mother in law, allowing her the ability to relocate to this unfamiliar area, live on her own, but with our assistance. My mother in law will also be able to assist my wife and I with childcare.

With the addition of the in-law, we have lost valuable storage space, I have lost my "workshop" hobby area, as well as, gained the addition of my mother in law's vehicle.

It is my goal to construct a 2 car garage, 26' feet x 32' wide, attached to the residence by means of an open "breeze way". I have attached several pictures to further depict/explain the structure and our intent.

The addition of the garage will allow me to continue my wood working hobby, but most importantly, store my mother in law's vehicle, protecting it from the elements and wintery conditions.

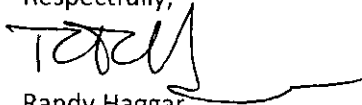
(Confidentially: Furthermore, due to my employment, I am issued a take-home police vehicle which contains valuable law enforcement equipment and firearms. The security of this vehicle, especially with the times this profession is facing) It is my goal to store this vehicle inside a locked garage when it is not being utilized with enhances the security of the vehicle, as well as, the security of my family, shielding the vehicle from public view when out of service, as to not be the target of those who have an agenda towards the police.)

It is my goal to build a garage which further enhances and adds to the integrity of this beautiful neighborhood. My current garage faces to the side of my residence which does not allow me to easily add on an additional 2 bays outside of the "no build zone" I have looked into other options to build a "detached" garage, however I believe this would negatively impact the neighborhood negatively both in value and aesthetics.

We purchased our residence in Haverhill four years ago with the intent of raising our family and establishing roots in the City. I believe that this approval will not hinder the public, change the character of our beautiful neighborhood or negatively impact the conservation area. I have reached out to the majority of my neighbors who have verbally given us their support in this endeavor.

Thank you for your consideration in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Randy Haggard', with a long horizontal flourish extending to the right.

Randy Haggard
978-697-3016



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Haverhill
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:
When filling out
forms on the
computer, use
only the tab key
to move your
cursor - do not
use the return
key.



1. Applicant:

Randy R. Haggar

Name

randyhaggar@gmail.com

E-Mail Address

68 Old Yankee Road

Mailing Address

Haverhill

City/Town

MA

State

01832

Zip Code

978-697-3016

Phone Number

Fax Number (if applicable)

2. Representative (if any):

non-applicable

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the City of Haverhill make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

City of Haverhill, Massachusetts

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



Massachusetts Department of Environmental Protection

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Haverhill

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WPA Form 1 - Request for Determination of Applicability

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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

68 Old Yankee Road

Street Address

Haverhill

City/Town

573, Block 6

Assessors Map/Plat Number

6B

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The area in question is a 832 square foot section, (26'x32' area) to the left side, rear of my residence which encroaches upon the 50' delineated "no build zone" on my property. I have attached a supplemental sheet to further depict the area in question. See attachment "A"

- c. Plan and/or Map Reference(s):

Title

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

A 26x32' garage attached to the existing garage/residence by way of an "open" covered breezeway. See rough example as specified in attached picture, as well as, provided plans.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Haverhill

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WPA Form 1 - Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection

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Haverhill

City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Randy R. Haggar

Name

68 Old Yankee Road

Mailing Address

Haverhill

City/Town

Massachusetts

State

01832

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

T. Haggar
Signature of Applicant

7/20/2016

Date

Signature of Representative (if any)

Date

68 Old Yankee Rd

25'-NO DISTURBANCE ZONE
CONDITIONED BY CONSERVATION COMMISSION

Lead
drainage
east?

CERTIFIED AS-BUILT FOUNDATION PLAN

OWNER/APPLICANT: MARONEY CONSTRUCTION CO.

LOCATION: LOT 6B OLD YANKEE ROAD
HAVERHILL, MA.

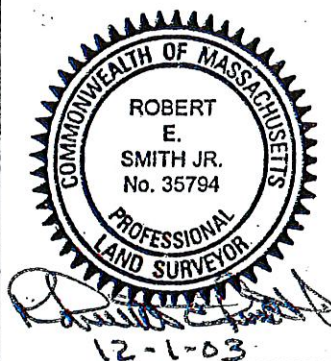
SCALE: 1" = 50' DATE: 11-29-03

I CERTIFY THAT THE FOUNDATION SHOWN ON THIS PLAN IS LOCATED APPROXIMATELY AS SHOWN HEREON AND THAT WHEN CONSTRUCTED IT DOES CONFORM WITH THE FRONT, SIDE, AND REAR SETBACK REQUIREMENTS SET FORTH IN THE ZONING BYLAWS OF THE CITY OF HAVERHILL. I FURTHER CERTIFY THAT THE FOUNDATION IS NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE A OR B AS SHOWN ON HUD FLOOD INSURANCE RATE MAP (FIRM) 250085 COMMUNITY PANEL NUMBER 0002 B REVISED/EFFECTIVE DATE FEB. 16, 1983

BY:  DATE: 12-1-03

SETBACKS SHOWN ON THIS PLAN ARE FOR THE DETERMINATION OF ZONING REQUIREMENTS ONLY.

ESSEX
COUNTY
DEED REFERENCE
DERIVED FROM
BK. _____ PG. _____
PLAN REFERENCE
BK. _____ PG. _____
FILE 01062\01062LOT6BAB
JOB NO. 01062



W.C. CAMMETT ENGINEERING, INC.
297 ELM ST. AMESBURY, MA.

PLAN REFERENCE:

"PLAN OF LAND FORM A VILLAGE WOODS SUBDIVISION"
FOR PREMIERE REALTY TRUST SCALE: 1"=40'
DATED AUGUST 28, 2003 BY W.C. CAMMETT
ENGINEERING, INC.

ZONING REQUIREMENTS:

DISTRICT
MIN LOT AREA
MIN LOT FRONTAGE
MIN YARDS
FRONT
SIDE
REAR

RESIDENTIAL-RURAL DENSITY-RR
80,000 SF
200 FT
40 FT
25 FT
40 FT

APPROVED
DEC 05 2003
CITY ENGINEER

LOT 6A-1

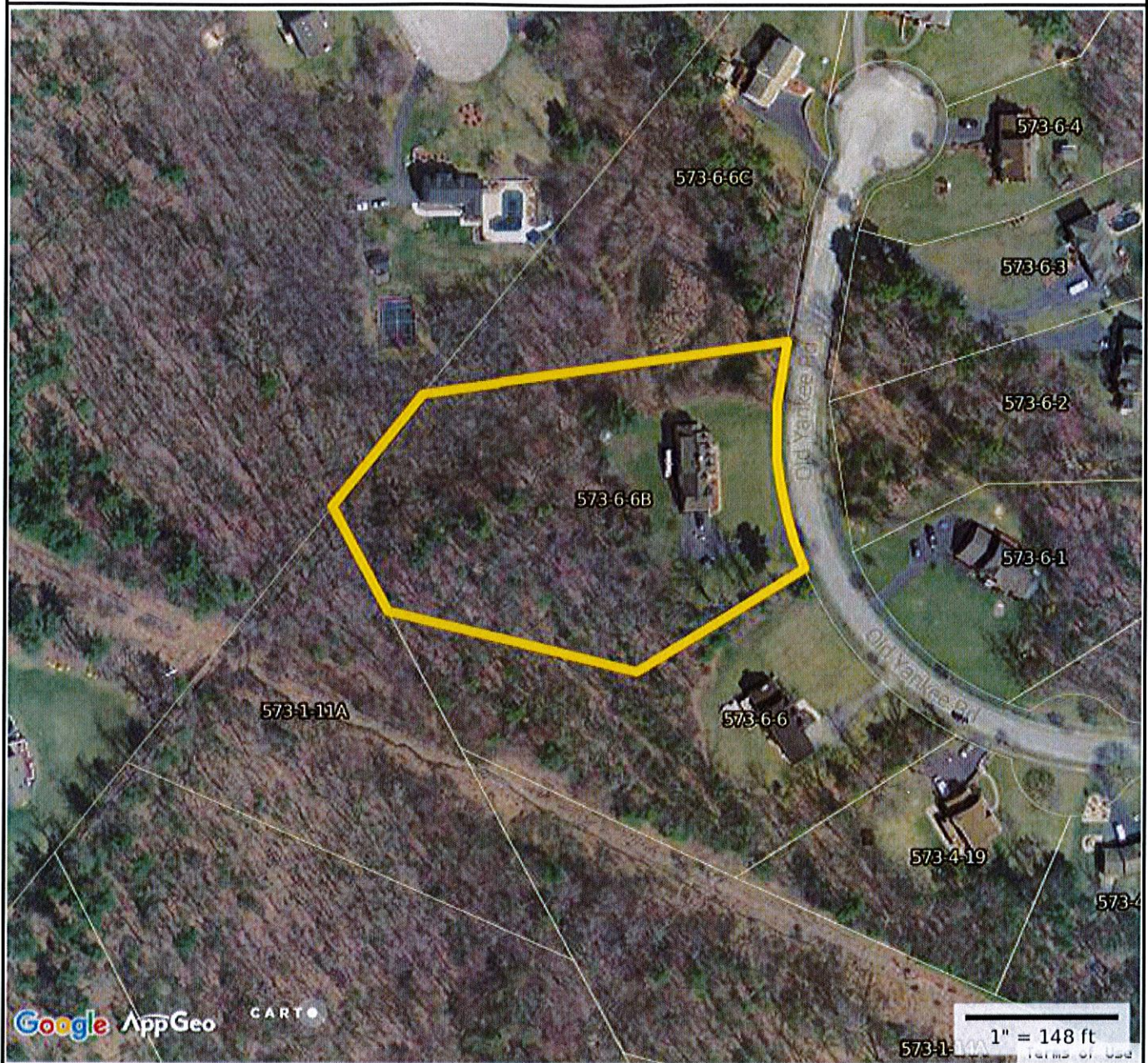
50' NO BUILD ZONE

COPY

OK
12-3-03
W.C.

68 Old Yankee Rd

USGS Quadrangle - 68 Old Yankee Road

**Property Information**

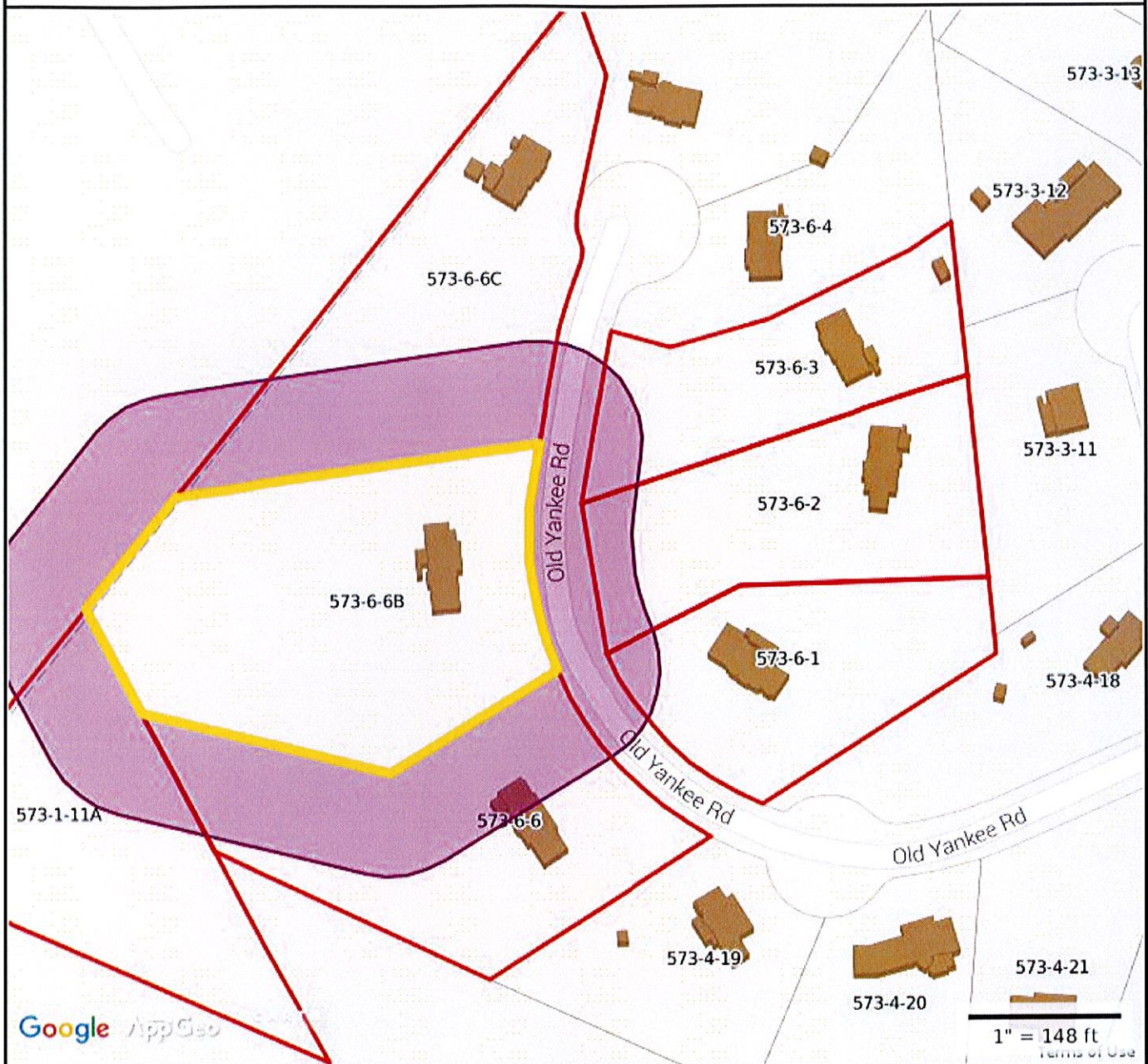
Property ID 573-6-6B
Location 68 OLD YANKEE RD
Owner HAGGAR RANDY R-ETUX

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated March 1, 2016
Properties updated March 1, 2016

68 Old Yankee Road - Identifying abutters 100'

**Property Information**

Property ID 573-6-6B
Location 68 OLD YANKEE RD
Owner HAGGAR RANDY R-ETUX

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Parcels updated March 1, 2016
Properties updated March 1, 2016

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner City	Owner St	Owner Zip	Total Value
573-1-11A	BROADWAY	MASSACHUSETTS ELECTRIC CO	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451-228	15200.000000000000000000
573-6-1	65 OLD YANKEE RD	MACMILLAN PHILIP ETUX	MACMILLAN DONNA	65 OLD YANKEE RD	HAVERHILL	MA	01830	419700.000000000000000000
573-6-2	69 OLD YANKEE RD	SULLIVAN GILBERT J ETUX	SULLIVAN SHIRLEY E	69 OLD YANKEE RD	HAVERHILL	MA	01832	389000.000000000000000000
573-6-3	73 OLD YANKEE RD	ORZECK JUSTIN T ETUX	ORZECK AMY	73 OLD YANKEE RD	HAVERHILL	MA	01832	396700.000000000000000000
573-6-6	66 OLD YANKEE RD	PELLICIO PAUL MICHAEL		66 OLD YANKEE ROAD	HAVERHILL	MA	01832	404200.000000000000000000
573-6-6C	82 OLD YANKEE RD	CANN LARRY R ETUX	CANN SHERRY A	82 OLD YANKEE RD	HAVERHILL	MA	01832	414500.000000000000000000



Haverhill

Economic Development and Planning
Conservation Department
Phone: 978-374-2334 Fax: 978-374-2366
emoore@cityofhaverhill.com
conservation@cityofhaverhill.com

MUNICIPAL ORDINANCE-CHAPTER 253 REQUEST FOR DETERMINATION OF APPLICABILITY (RDA) APPLICATION AGREEMENT

TO BE COMPLETED BY APPLICANT:

I, Randy R. Hagggar, have read the Department of Environmental Protection's "Instructions for Completing Application" and the City's Municipal Ordinance under Chapter 253, with all applicable regulations and policies, for the filing of a Request for Determination of Applicability with the Haverhill Conservation Commission and agree to its terms and conditions, as amended. As required under 310 CMR 10.05(3)a.3, I hereby certify that the Massachusetts Department of Environmental Protection and the property owner of the area subject to this request (if not also the applicant) have been notified that this determination is being requested under M.G.L. c. 131, § 40. As required by the Commission, the wetland resource area(s) are flagged, the corners of proposed structures and leaching systems are staked, and the centerlines of proposed roadway(s) and/or driveway(s) are marked, as appropriate, to facilitate site inspections by Commissioners and Conservation Staff.

Signed: _____

(APPLICANT)

7/20/2016

(DATE)

TO BE COMPLETED BY PROPERTY OWNER:

I, Randy R. Hagggar, hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at *68 Old Yankee Road, Map 573, Block 6, Lot 6B* to review the filed Request for Determination of Applicability and future site conditions for compliance with the issued Order of Conditions. The sole purpose of this document is to allow Commissioners and their officials to perform their duties under the Wetlands Protection Act (M.G.L. c. 131 s. 40) and the City's Municipal Ordinance under Chapter 253.

Signed: _____

(PROPERTY OWNER)

7/20/2016

(DATE)

CURRENT PHOTOGRAPH OF PROPERTY

68 Old Yankee Road



Sample Photographs to depict addition of garage and breezeway.

Applicant: Randy Haggard, 68 Old Yankee Road

Randy R. Haggard

68 Old Yankee Road

Very rough depiction of proposed breezeway & garage:



Sample of Breezeway



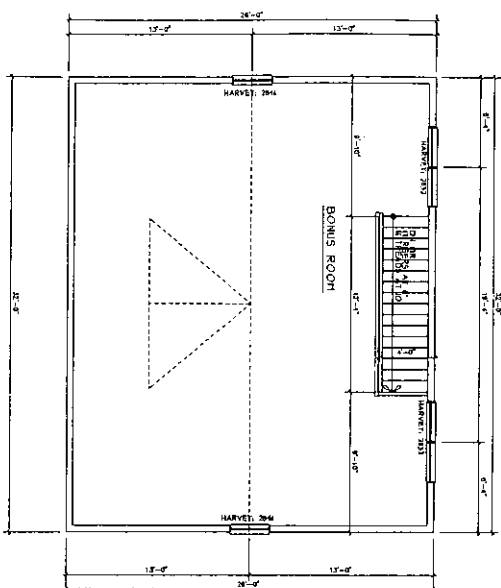
Architecture Plans -

Applicant: Randy Haggard, 68 Old Yankee Road

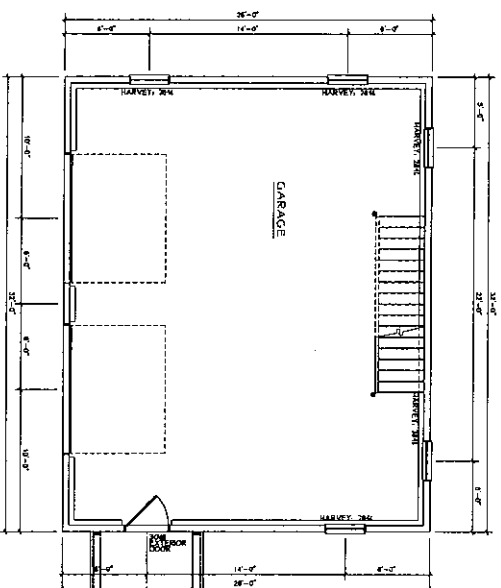
68 OLD YANKEE ROAD, HAVERHILL, MA 01832

CONSTRUCTION SET: DECEMBER 1, 2015

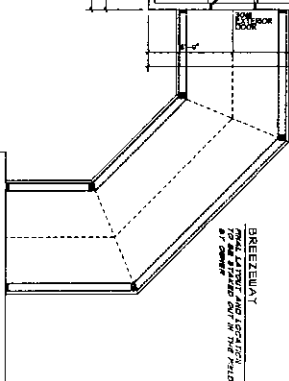
ARCHITECTURAL DRAWINGS		Contract/Issue No.	Project
A-1	FLOOR PLANS	04/09/8	
A-2	EXTERIOR ELEVATIONS, GALL SECTION	02/00/8	
A-3	BUILDING SECTIONS, PLACING PLANS	03/00/8	



SECOND FLOOR PLAN



GARAGE PLAN



BREEZEWAY
FINAL LAYOUT AND LOCATION
TO BE STAKED OUT IN THE FIELD
BY CORNER

EXISTING CAPABILITIES

[illegible]

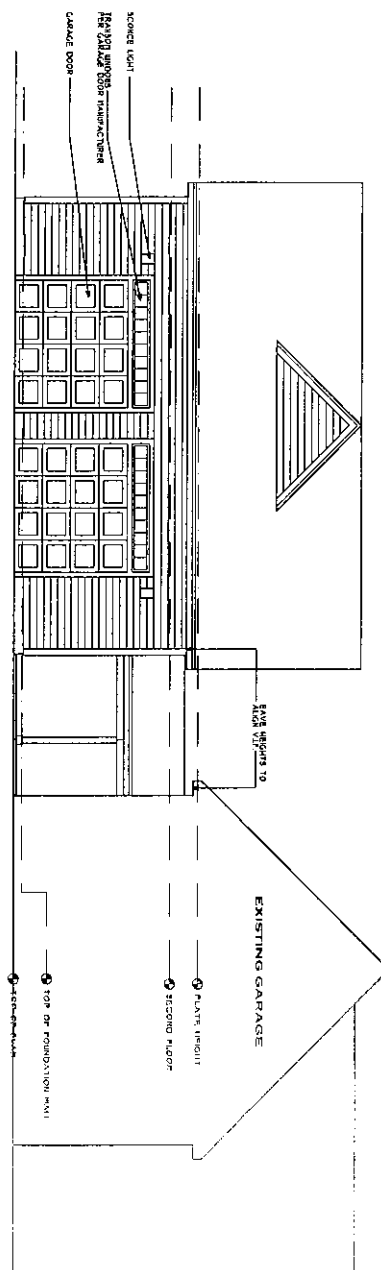
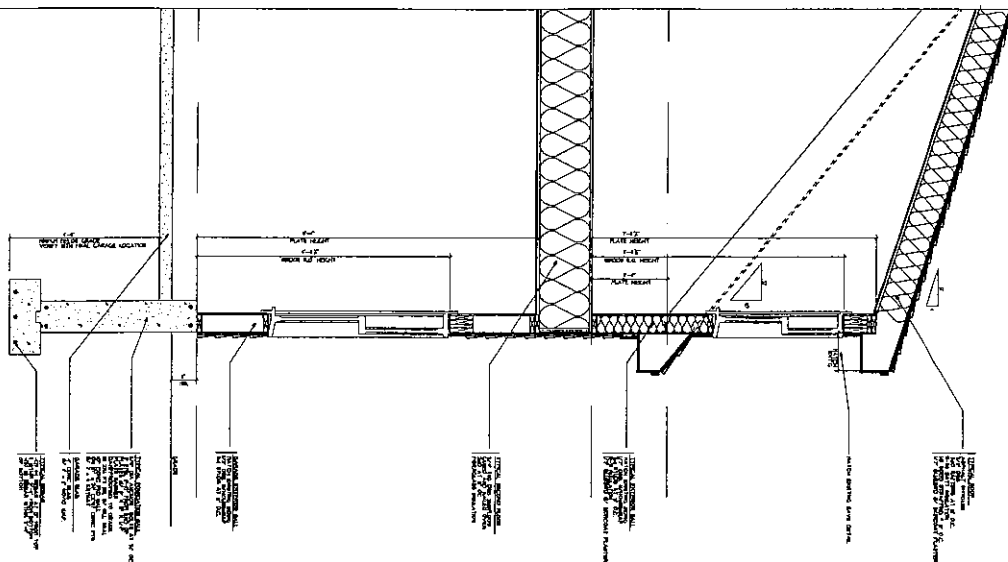
ROBERT DREW, ARCHITECT
20 EMSLEY TERRACE
METHUEN, MA 01844
978-973-5674

HAGGAR GARAGE
68 OLD YANKEE ROAD
HAVERHILL, MA 01832

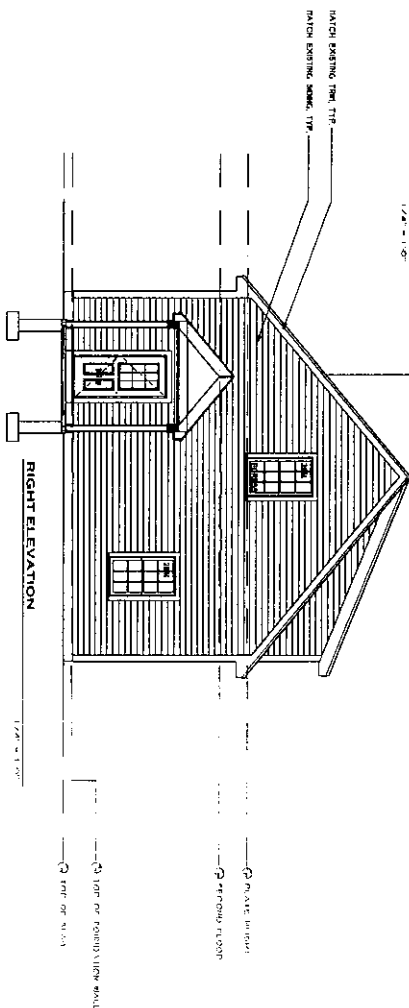
COVER SHEET
FLOOR PLANS

2015.3	RD	120115	A-1
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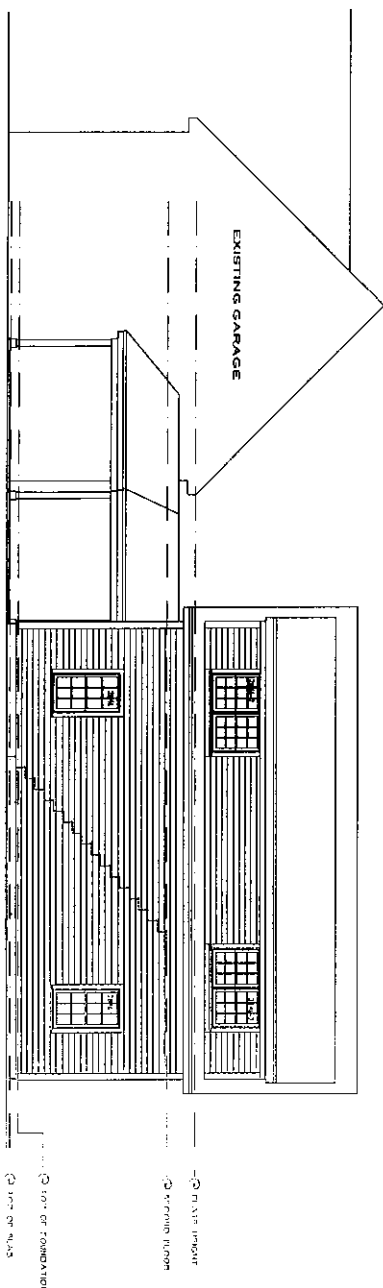
2/4/2005



1234567891011121314151617181920212223242526272829303132333435363738394041424344454647484950515253545556575859606162636465666768697071727374757677787980818283848586878889909192939495969798991001011021031041051061071081091101111121131141151161171181191201211221231241251261271281291301311321331341351361371381391401411421431441451461471481491501511521531541551561571581591601611621631641651661671681691701711721731741751761771781791801811821831841851861871881891901911921931941951961971981992002012022032042052062072082092102112122132142152162172182192202212222232242252262272282292302312322332342352362372382392402412422432442452462472482492502512522532542552562572582592602612622632642652662672682692702712722732742752762772782792802812822832842852862872882892902912922932942952962972982993003013023033043053063073083093103113123133143153163173183193203213223233243253263273283293303313323333343353363373383393403413423433443453463473483493503513523533543553563573583593603613623633643653663673683693703713723733743753763773783793803813823833843853863873883893903913923933943953963973983994004014024034044054064074084094104114124134144154164174184194204214224234244254264274284294304314324334344354364374384394404414424434444454464474484494504514524534544554564574584594604614624634644654664674684694704714724734744754764774784794804814824834844854864874884894904914924934944954964974984995005015025035045055065075085095105115125135145155165175185195205215225235245255265275285295305315325335345355365375385395405415425435445455465475485495505515525535545555565575585595605615625635645655665675685695705715725735745755765775785795805815825835845855865875885895905915925935945955965975985996006016026036046056066076086096106116126136146156166176186196206216226236246256266276286296306316326336346356366376386396406416426436446456466476486496506516526536546556566576586596606616626636646656666676686696706716726736746756766776786796806816826836846856866876886896906916926936946956966976986997007017027037047057067077087097107117127137147157167177187197207217227237247257267277287297307317327337347357367377387397407417427437447457467477487497507517527537547557567577587597607617627637647657667677687697707717727737747757767777787797807817827837847857867877887897907917927937947957967977987998008018028038048058068078088098108118128138148158168178188198208218228238248258268278288298308318328338348358368378388398408418428438448458468478488498508518528538548558568578588598608618628638648658668678688698708718728738748758768778788798808818828838848858868878888898908918928938948958968978988999009019029039049059069079089099109119129139149159169179189199209219229239249259269279289299309319329339349359369379389399409419429439449459469479489499509519529539549559569579589599609619629639649659669679689699709719729739749759769779789799809819829839849859869879889899909919929939949959969979989991000100110021003100410051006100710081009101010111012101310141015101610171018101910201021102210231024102510261027102810291030103110321033103410351036103710381039104010411042104310441045104610471048104910501051105210531054105510561057105810591060106110621063106410651066106710681069107010711072107310741075107610771078107910801081108210831084108510861087108810891090109110921093109410951096109710981099110011011102110311041105110611071108110911101111111211131114111511161117111811191120112111221123112411251126112711281129113011311132113311341135113611371138113911401141114211431144114511461147114811491150115111521153115411551156115711581159116011611162116311641165116611671168116911701171117211731174117511761177117811791180118111821183118411851186118711881189119011911192119311941195119611971198119912001201120212031204120512061207120812091210121112121213121412151216121712181219122012211222122312241225122612271228122912301231123212331234123512361237123812391240124112421243124412451246124712481249125012511252125312541255125612571258125912601261126212631264126512661267126812691270127112721273127412751276127712781279128012811282128312841285128612871288128912901291129212931294129512961297129812991300130



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SECOND FLOOR FRAMING PLAN

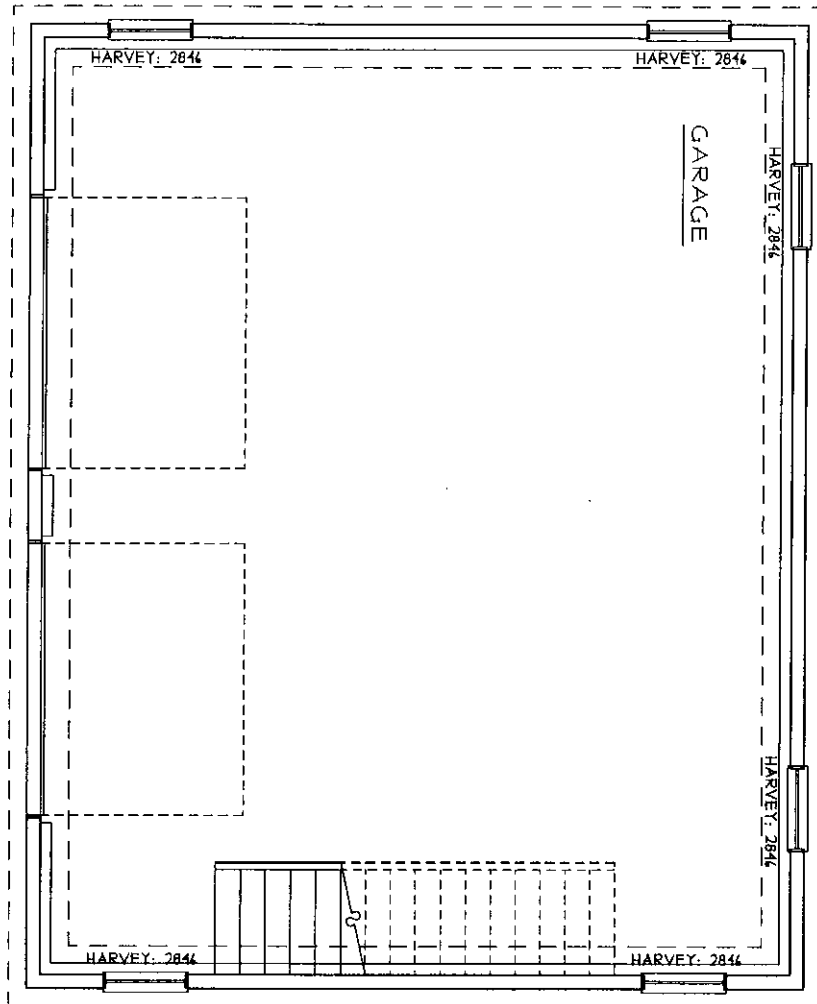
ROOF FRAMING PLAN

BUILDING SECTION

BREEZEWAY SECTION

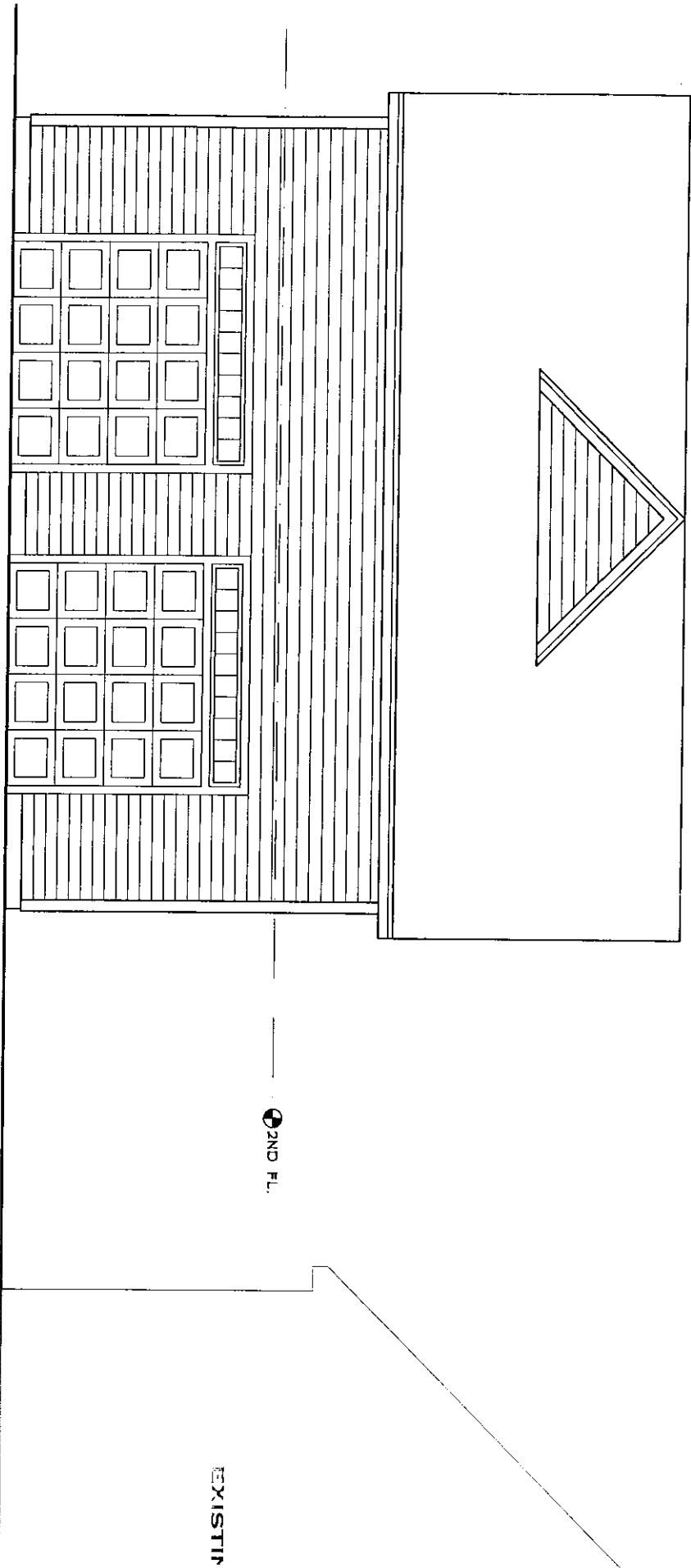
BREEZEWAY WALL SECTION

NOISE;
DOUBLE SHOT-PEET BITE RATTAN WINDOW UNIT
INLESS NOTED OTHERWISE
1 x 1 POTS AT ALL SEAS SURVEYOR INGRESS
OBTAINING PRECISE
PROVIDE THE ORIGIN NUMBER OF ALL REEL SHOTS AT LA END ON INGRESS
EQUAL TO NOT LESS THAN 50% OF THE NUMBER OF SHOTS REPLICATED
INROSS HEADERS TO BE 3 x 2 x 2 INLESS NOTED OTHER WISE.



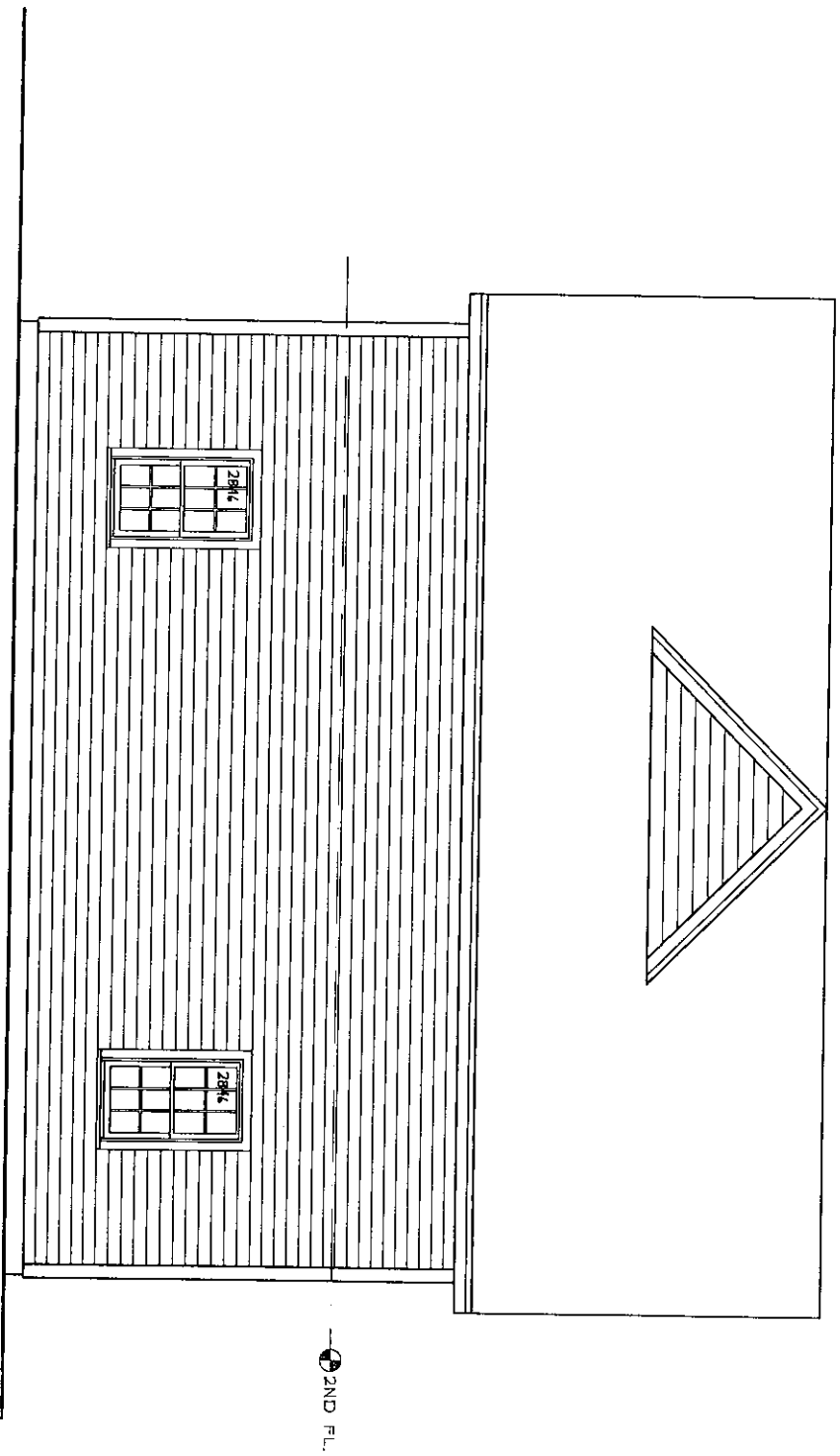
FOUNDATION PLAN

1/4" = 1'-0"



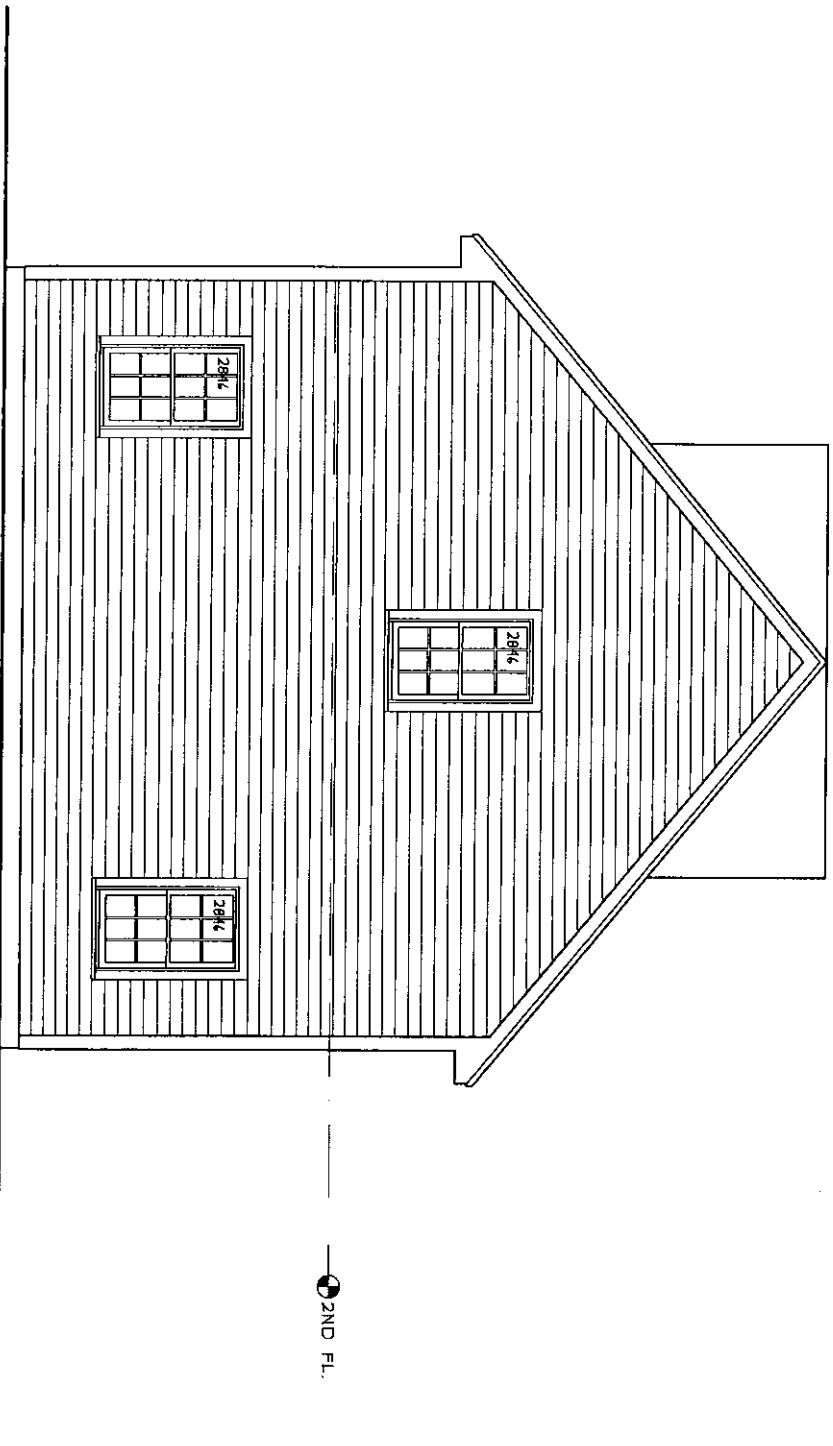
FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"